

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rainbrook Run SubdivisionLead Agency: City of Dos PalosContact Person: Brian GuerreroMailing Address: 2174 Blossom StreetPhone: (209) 392-2174City: Dos PalosZip: 93620County: Merced**Project Location:** County: Merced City/Nearest Community: Dos PalosCross Streets: Blossom Street and Reynolds Avenue Zip Code: 93620Longitude/Latitude (degrees, minutes and seconds): 36 ° 59 ' 14 " N / 120 ° 38 ' 33 " W Total Acres: 24.4Assessor's Parcel No.: 013-062-004

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 33Waterways: Colony Branch Number Three CanalAirports: former Dos Palos Airport

Railways: _____

Schools: Dos Palos Elem, Bernha**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 178 Acres 24.4 Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____

MW _____

 Educational: _____ Waste Treatment: Type _____

MGD _____

 Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**Undeveloped/R-1-6 Medium Density Single Family Residential, R-1-10 Low Density Single Family Residential/Medium-Density **Project Description:** (please use a separate page if necessary)

The project includes 102 single-family lots, an approximately 3.8-acre lot for multi-family (76 units are assumed), an approximately 2.6-acre park site to be dedicated to the City, and new roadway rights-of-way. The proposed project also includes a ten-foot public utility easement dedicated along all proposed roadway frontages. The project would require the construction of new water, wastewater, and storm drain facilities as well as electric power, natural gas, and telecom facilities. The project site would also be detached from the jurisdiction of the Central California Irrigation District (CCID) as part of the overall development. There are two storm drainage options proposed at the site: develop Lot B as above-ground storm drain and discharge into CCID canal or connect to existing lift station/stormwater discharge through existing outfall into CCID canal.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 18, 2025 Ending Date July 17, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Dean Sparks Anabasis LLC</u>
Address: <u>601 Abrego St</u>	Address: <u>24 Arboleda Lane</u>
City/State/Zip: <u>Monterey CA 93940</u>	City/State/Zip: <u>Carmel Valley, CA 93924</u>
Contact: <u>Shoshana Lutz, Senior Planner</u>	Phone: <u>831-999-8000</u>
Phone: <u>831-649-1799</u>	

Signature of Lead Agency Representative: *Shoshana Lutz* Date: 6/10/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.